

**REYNOLDS, LOT 1B, AMENDED PLAT
SUBSEQUENT MINOR SUBDIVISION**

STAFF REPORT FOR PLANNING BOARD

CASE PLANNER: John Lavey *JPL*

**REVIEWED/
APPROVED BY:** Renee Van Hoven *W*

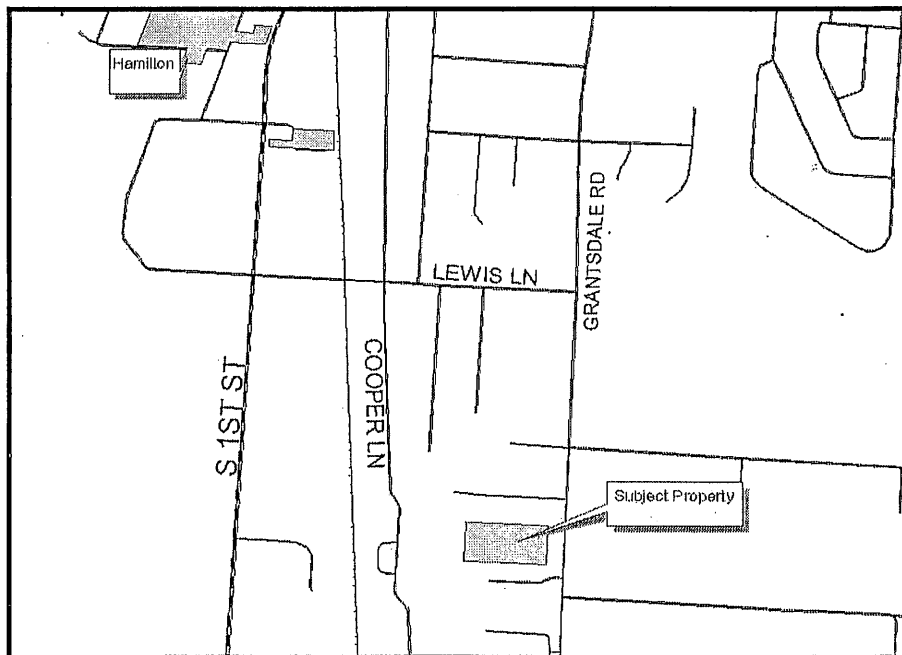
**PUBLIC HEARINGS/
MEETINGS:**

RCPB Public Hearing:	August 16, 2006
Deadline for PB recommendation to BCC:	August 30, 2006
BCC Public Meeting:	September 19, 2006
(Unless PB delays decision)	
Deadline for BCC action (60 working days):	November 13, 2006

APPLICANT OWNER: James Edinger
4001 Wildfowl Lane
Stevensville, MT 59870

REPRESENTATIVE: Professional Consultants, Inc
Becky Weaver
PO Box 1750
Missoula, MT 59806

LOCATION OF REQUEST: The property is located south of Hamilton off Cooper Lane and Tyra Lea Lane.



Map 1: Location Map
(Data Source: Ravalli County Planning Department)

**LEGAL DESCRIPTION
OF PROPERTY:**

Lot 1B of ASP 502148, located in the NW1/4 of Section 6 T5N,
R20W, P.M.M., Ravalli County, Montana.

**APPLICATION
INFORMATION:**

The subdivision application was determined complete on July 26,
2006. Agencies were notified of the subdivision and comments
received by the Planning Department are Exhibits A-1 through A-3 of
the staff report.

LEGAL NOTIFICATION:

A legal advertisement was published in the Ravalli Republic on
August 1, 2006. Notice of the project was posted on the property.
Property owners adjacent to the subject property were notified of the
subdivision by certified mail postmarked July 27, 2006. No public
comments have been received to date.

**DEVELOPMENT
PATTERN:**

Subject property	Residential
North	Residential
South	Residential
East	Residential
West	Residential

RAVALLI COUNTY PLANNING BOARD

AUGUST 16, 2006

REYNOLDS, LOT 1B, AP
FIVE-LOT SUBSEQUENT MINOR SUBDIVISION

RECOMMENDED MOTION

That the Reynolds, Lot 1B, AP Subsequent Minor Subdivision be **approved**, based on the findings of fact and conclusions of law in the staff report and subject to the conditions in the staff report.

RECOMMENDED MITIGATING CONDITIONS OF APPROVAL FOR THE SUBDIVISION

1. A document entitled "Notifications to Future Property Owners" that includes the following notifications and the attachments listed below shall be included in the submittal of the final plat to the Planning Department and filed with the final plat:

Notification of Road Maintenance. Ravalli County, the State of Montana, or any other governmental entity does not maintain the internal subdivision road and therefore does not assume any liability for improper maintenance or the lack thereof. A Road Maintenance Agreement for the internal road was filed with this subdivision and outlines what parties are responsible for road maintenance and under what conditions. (*Effects on Local Services*)

2. Protective covenants for this subdivision shall be submitted with the final plat that include the following provisions:

Living with Wildlife. (See letter from Fish, Wildlife and Parks in the application packet for the required provisions) (*Effects on Wildlife & Wildlife Habitat*)

Waiver of Protest to Creation of RSID/SID. Owners and their successors in interest waive all rights in perpetuity to protest the creation of a city/rural improvement district for any purpose allowed by law, including, but not limited to a community water system, a community waste water treatment system, and improving and/or maintaining the roads that access the subdivision including related right-of-way, drainage structures, and traffic control signs. (*Effects on Local Services*)

Primary Heat Source. The primary heat source for the newly constructed residences in this subdivision shall be at least 75% efficient. (*Effects on Natural Environment*)

Lighting for New Construction. Full cut-off lighting shall be required for any new construction within this subdivision. A full cut-off fixture means fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane through the lowest point on the fixture where light emitted. The source of light is fully shielded, top and sides, so as not to emit light upwards or sideways, but only allowing light to shine down towards the subject that is to be lighted. Spotlighting of flag poles shall be permitted. (*Effects on Public Health & Safety*)

Control of Noxious Weeds. Lot owners shall control the growth of noxious weeds on their respective lot(s). (*Effects on Natural Environment*)

Radon Exposure. The owner understands and accepts the potential health risk from radon concentrations, which are presently undetermined at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into structures. *(Effects on Public Health and Safety)*

Required Posting of County-Issued Addresses for Lots within this Subdivision. The Hamilton Rural Fire District has adopted Fire Protection Standards which require the lot owners to post County-issued addresses at the intersection of the driveways leading to the primary residence and the road providing access to the lot as soon as construction on the residence begins. *(Effects on Local Services & Effects on Public Health and Safety)*

Access Requirements for Lots within this Subdivision. The Hamilton Rural Fire District has adopted the Fire Protection Standards. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 20', a vertical clearance of 13'6" and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Hamilton Rural Fire District for further information on the requirements of the Hamilton Rural Fire District. *(Effects on Local Services & Effects on Public Health and Safety)*

Building Standards. As a condition of approval recommended by the Hamilton Rural Fire District, the houses within this subdivision are required to be built to IRBC building standards. For more information, contact the Hamilton Rural Fire District and PO Box 1994, Hamilton, MT 59840. *(Effects on Local Services & Effects on Public Health and Safety)*

Amendment. The covenants filed with the final plat shall state that written governing body approval shall be required for amendments to provisions of the covenants listed above, that are required to be included as a condition of subdivision approval. *(Effects on all six criteria)*

3. The subdividers shall include an RSID/SID waiver in a notarized document filed with subdivision plat that states the following: Acceptance of a deed for a lot within this subdivision shall constitute the assent of the owners and any successors in interest to any future RSID/SID, based on benefit, for a community wastewater system, community water system, or upgrading roads leading to or within the subdivision, including but not limited to paving, curbs and gutters, non-motorized transportation facilities, street widening, and drainage facilities. *(Effects on Local Services)*
4. The applicant shall submit a letter or receipt from the Hamilton School District stating that they have received (an amount to be determined by the Planning Board in consultation with the applicant) per lot contribution prior to final plat approval. *(Effects on Local Services)*
5. The developer shall submit a statement of approval of the water supply from the Hamilton Rural Fire District which verifies that a water source provides a year-round water supply that can generate a flow of 500 gallons per minute for 120 minutes or provide evidence from the Fire District with the final plat submittal that a \$500 per lot contribution to the Fire District was made upon subdivision approval. *(Effects on Local Services & Public Health and Safety)*
6. The subdivider shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision. *(Effects on Public Health and Safety)*

7. The internal subdivision road shall be labeled as a public road and utility easement on the final plat. *(Effects on Local Services)*
8. A stop sign and road name sign shall be installed at the intersection of the internal subdivision road and Cooper Lane as approved by the Planning Department, in consultation with the Ravalli County Road and Bridge Department (RCRBD), prior to final plat approval. *(Effects on Local Services)*
9. "No Parking" signs shall be placed along the residential frontage of the internal subdivision road in accordance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices, 2003 edition and as reviewed and approved by the Ravalli County Planning Department. *(Effects on Local Services & Public Health and Safety)*

INTRODUCTION

Reynolds, Lot 1B, AP is a five-lot subsequent minor subdivision proposed on 5.25 acres. The subdivision is located south of Hamilton off Cooper Lane. It is located in the Hamilton School District, and the Hamilton Rural Fire District. The property is relatively level and appears to have been used for agriculture in the past. The applicant is proposing cash-in-lieu of parkland donation.

Staff is recommending conditional approval of the subdivision.

SUBDIVISION REPORT

COMPLIANCE WITH PRIMARY SUBDIVISION REVIEW CRITERIA

CRITERION 1: EFFECTS ON AGRICULTURE

Findings of Fact:

1. The proposed subsequent minor subdivision on 5.25 acres will result in five lots that have an average size of 1.05 acres. It is located south of the City of Hamilton in an area that is primarily residential.
2. The property is not currently being used for agriculture.
3. There are no Prime Farmland Soils or Farmland of Statewide Importance associated with this property.

Conclusion of Law:

There will likely be minimal impacts of this subdivision on agricultural practices.

CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

Findings of Fact:

1. According to the application, the property has water rights from the Daly Ditches Irrigation District. Since the water rights are held by the Irrigation District, an Irrigation Plan is not required, but approval from the irrigation district is required.
2. The proposed internal road will cross the Hart-Nichols ditch, which conveys irrigation water to downstream users. The applicant is proposing to culvert the ditch where the road will cross and in a letter dated August 24, 2005, the Daly Ditches Irrigation District stated their approval of this proposal. (*Application*)
3. The applicant is proposing to split the water rights among the lots. In a letter dated April 9, 2006, The Daly Ditches Irrigation District stated their approval of this proposal.
4. As a requirement of final plat approval, all irrigation infrastructure must be installed prior to final plat approval.

Conclusion of Law:

Impacts to agricultural water user facilities will be minimized through the requirements of final plat approval.

CRITERION 3: EFFECTS ON LOCAL SERVICES

Findings of Fact:

1. There are five proposed single family residential lots within this subdivision and it is estimated at build-out this subdivision will generate a total of 40 vehicular trips per day, assuming 8 trips per day per single-family dwelling.
2. It is unknown if Cooper Lane, a County-maintained road, meets County standards and if not, the applicant will be required to pay the pro-rata share of the cost to improve the portions of Cooper Lane that leads to the subdivision from US Highway 93.
3. All lots in the subdivision are proposed to be served by an internal road meeting County road standards, and the County's Road and Bridge Department has reviewed and approved the preliminary road plans. (*Exhibit A-1*)
4. The applicant has received an easement from Lot 1A of the Reynolds subdivision to the west (*Application*). The easement is 60 feet wide and will provide access to the subdivision from Cooper Lane. In order to ensure that the public has usage of the road within this subdivision, the internal subdivision road shall be dedicated as a public road and utility easement on the final plat. (*Condition 7*)

5. A preliminary road maintenance agreement for the internal road was included in the application packet. The final plat application packet is required to include a road maintenance agreement that includes the provisions of Section 3-2-18 of the Subdivision Regulations. A notification of the road maintenance agreement shall be included in the Notifications Document filed with the final plat. (*Condition 1*)
6. To mitigate impacts on local services and ensure access by emergency vehicles, "No Parking" signs shall be placed along the residential frontage of the internal road in accordance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices, 2003 edition and as reviewed and approved by the Ravalli County Planning Department. (*Condition 9*)
7. The applicants are proposing cash-in-lieu of parkland dedication. Section 6-1-7 of the Ravalli County Subdivision Regulations requires the developer to hire a real estate appraiser legally qualified to appraise undeveloped land to determine the fair market value of land prior to final plat approval. In a letter received July 13, 2006, the Ravalli County Park Board concurs with the applicants proposal for cash-in-lieu of parkland dedication. (*Exhibit A-2*)
8. Installation of all infrastructure improvements is required to be completed prior to final plat approval, which includes construction of the road.
9. A stop sign and road name sign are proposed to be located at the intersection of the internal subdivision road and Tammany Lane. The signs shall be installed before final plat approval. (*Condition 8*)
10. Individual wells and septic systems are proposed to serve the lots. (*See Natural Environment*)
11. To mitigate potential impacts of this subdivision on any possible future public water, sewer system, or improvements to the road system, the RSID/SID waiver filed with the final plat shall address these services/facilities. (*Conditions 2 & 3*)
12. The Hamilton Rural Fire District has adopted the Fire Protection Standards which requires lot owners to post County-issued addresses on driveways leading to the primary residence. All accesses must have a minimum unobstructed travel surface of 20', a vertical clearance of 13'6" and an all weather travel surface that can accommodate the weight of a fire truck. (*Conditions 2 and 6*)
13. The Hamilton Rural Fire District recommends that each home within the subdivision be built to IRBC building standards. (*Condition 2*)
14. Bitterroot Disposal provides service to this site.
15. Submittal of a final grading and drainage plan approved by Montana Department of Environmental Quality (DEQ) and the Road and Bridge Department, road plans approved by the Road and Bridge Department, a General Discharge Permit for Stormwater Associated with Construction activity from DEQ (if required), an approved approach permit from the Ravalli County Road and Bridge Department for the internal road, an approved road name petition, and certification that the constructed road meets County standards are requirements of final plat approval.
16. The applicants stated they will be making a contribution to the School District, but did not specify the amount and no comment was received from the Hamilton School District. To mitigate impacts of the subdivision on the School District, the applicant shall contribute an amount (to be determined by the Planning Board in consultation with the applicant) per lot to the Hamilton School District. (*Condition 4*)
17. The Hamilton Rural Fire District has adopted Fire Protection Standards. To mitigate impacts on local services, the developer shall submit a statement of approval of the water supply from the Hamilton Rural Fire District which verifies that a water source provides a year-round water supply that can generate a flow of 500 gallons per minute for 120 minutes or provide evidence from the Fire District with the final plat submittal that a \$500 per lot contribution to the Fire District was made upon subdivision approval. (*Condition 5*)
18. The Ravalli County Sheriff's Office provides law enforcement services to this area.
19. Adequate public services are available to the subdivision.

Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts of the subdivision on local services will be minimized.

CRITERION 4: EFFECTS ON THE NATURAL ENVIRONMENT

Findings of Fact:

1. The 5.25 acre property is currently vacant and covered with grasses.
2. Individual wells and septic systems are proposed for lots within this subdivision. The Environmental Health Department provided a comment letter dated April 24, 2006 (application), which states adequate information has been submitted for local subdivision review to occur. A Certificate of Subdivision Plat Approval from Montana Department of Environmental Quality is required to be submitted with the final plat.
3. To mitigate air pollution resulting from home heating emissions, the protective covenants filed with the final plat shall state that the primary heat source for any newly constructed residences must be at least 75% efficient. (*Condition 2*)
4. An approved noxious weed and vegetation control plan is required to be filed with the final plat. According to MCA 7-22-2152, any person proposing a development that needs state or local approval and that results in the potential for noxious weed infestation within a weed district shall notify the weed board at least 15 days prior to activity. Consequently, 15 days prior to activities requiring a revegetation plan, such as road construction, the plan shall be submitted to the weed board for approval by the board. To mitigate impacts on the natural environment, a noxious weed control provision shall be included in the protective covenants filed with the final plat for this subdivision. (*Condition 2*)

Conclusion of Law:

Impacts from this subdivision on the natural environment will be minimized with the requirements for final plat approval and imposition of mitigating conditions.

CRITERION 5: EFFECTS ON WILDLIFE AND WILDLIFE HABITAT

Findings of Fact:

1. The property is not located within the Montana Fish, Wildlife, and Parks (FWP) identified big game winter range and there are no species of special concern listed in the vicinity of the property.
2. FWP requested that the living with wildlife provisions be included in the covenants to mitigate impacts on wildlife and wildlife habitat. (*Condition 2 and Application*)

Conclusion of Law:

With the condition of approval, the proposed subdivision will likely have a minimal impact on wildlife.

CRITERION 6: EFFECTS ON PUBLIC HEALTH AND SAFETY

Findings of Fact:

1. To mitigate impacts on public health and safety, the subdivider shall apply for County-issued addresses and a provision requiring property owners to post County-issued addresses at their driveways shall be in the covenants. (*Conditions 2 and 6*)
2. The Conditions that address the Hamilton Rural Fire District's recommendations will mitigate impacts on public health and safety. (*Conditions 2, 5, & 6*) (*See Local Services*)
3. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision requiring full cut-off lighting with the exception of flag poles. (*Condition 2*)

4. To mitigate impacts on local services and ensure access by emergency vehicles, "No Parking" signs shall be placed along the residential frontage of the internal road in accordance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices, 2003 edition and as reviewed and approved by the Ravalli County Planning Department. (*Condition 9*)
5. There is a prevalence of radon in the County and to mitigate impacts on public health and safety, the covenants shall include a statement regarding radon exposure. (*Condition 2*)
6. Lots will be served by individual wells and wastewater treatment systems. (*Effects on Natural Environment*)

Conclusion of Law:

The mitigating conditions and requirements of final plat approval will address impacts on public health and safety.

COMPLIANCE WITH:

1) THE SURVEY REQUIREMENTS PROVIDED FOR IN PART 4 OF M.C.A. 76-3.

Finding of Fact:

The Seal of a Professional Land Surveyor or Engineer is required on all final plats, which states that the subdivision complies with part 4 of M.C.A. 76-3.

Conclusion of Law:

This proposal meets the survey requirements or conditions have been required to bring the proposal into compliance.

2) THE LOCAL SUBDIVISION REGULATIONS PROVIDED FOR IN PART 5 OF M.C.A. 76-3.

Finding of Fact:

Subdivisions are required to comply with the local subdivision regulations provided for in part 5 of M.C.A. 76-3.

Conclusion of Law:

The developer has submitted a plan which complies with the requirements of local subdivision regulations or conditions have been required that will bring the plan into compliance.

3) THE LOCAL SUBDIVISION REVIEW PROCEDURE PROVIDED FOR IN THE RAVALLI COUNTY SUBDIVISION REGULATIONS

Findings of Fact:

1. Subdivisions are required to comply with the local subdivision review procedure provided for in the Ravalli County Subdivision Regulations.
2. A decision of the governing body rejecting or approving a proposed subdivision may be appealed to the district court within thirty (30) days of such decision. The petition shall specify the grounds upon which the appeal is made. An appeal may be made by the subdivider; a landowner with a property boundary contiguous to the proposed subdivision or a private landowner with property within the unincorporated area of the county that can show a likelihood of material injury to the landowner's property or its value; a first class municipality if the subdivision is within three miles of its limits, a second class municipality if a subdivision is within two miles of its limits, a third class municipality or town if the subdivision is within one mile of its limits. An aggrieved party means a person who can demonstrate a specific personal and legal interest, as distinguished from a general interest, who has been or is likely to be specially and injuriously affected by the decision.

Conclusion of Law:

This development plan proposal has followed the necessary application procedure and has been reviewed within the procedures provided in Chapter 3 of the Ravalli County Subdivision Regulations.

CONSISTENCY WITH EXISTING ZONING AND COVENANTS

Findings of Fact:

1. The application states the property is not located within a zoning district.
2. There are existing covenants on the property, included in the application packet. The proposal appears to be consistent with the covenants.

Conclusion of Law:

There is no zoning on this property and the proposal appears to comply with existing covenants.

PROVISION OF EASEMENTS FOR UTILITIES

Findings of Fact:

1. The plat indicates that utilities are located along Cooper Lane and the internal subdivision road (see the preliminary plat). Utility easements are required to be shown on the final plat.
2. The proposed subdivision will be served by Northwestern Energy and Qwest Telephone. Utility certificates are a requirement of final plat approval.

Conclusion of Law:

Utility services will be available to this subdivision.

PROVISION OF LEGAL AND PHYSICAL ACCESS

Finding of Fact:

Physical and legal access for this subdivision is proposed via Cooper Lane, which is a County-maintained road, and the internal subdivision road, which will be constructed inside and easement through an adjoining property. (*Local Services*)

Conclusion of Law:

With the conditions of approval and requirements of final plat approval, the proposal meets physical and legal access requirements.



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MAY 18 2006
11-06-05-782
Ravalli County Planning Dept.

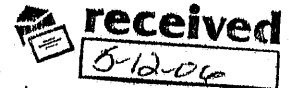
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SURVEYING
PLANNING

3021 Palmer • P.O. Box 16027 • Missoula, Montana 59808-6027

(406) 728-4611
FAX: (406) 728-2476
wgmgroup.com

DATE: May 9, 2006
TO: David Ohnstad, Ravalli County Road & Bridge Department
CC: Becky Weaver, Professional Consultants, Inc.
FROM: Ryan J. Salisbury, P.E. *RJS*

*APPROVED FOR PRELIMINARY
PLAT - SUBMITTED 17 MAY 2006*



RE: Reynolds Subdivision Preliminary Review Completion
Ravalli County Reference No. OG-06-01-25
WGM Group Reference No. 06-03-12

EXHIBIT A-1

On behalf of the Ravalli County Road and Bridge Department (RCRBD), we have completed our preliminary review of the above referenced project. Adequate road, grading, and drainage information has been submitted for the project. If the RCRBD is in concurrence with our review, please forward this letter to the Planning Office to be included with the full subdivision application.

A Preliminary Comment Memorandum was sent to the design engineer in accordance with Step 6 on the RCRBD's "Schedule of Activities – Processing & Coordination of Subdivision Projects" form. We are now sending this letter to your office in accordance with Step 7 of the RCRBD's Schedule of Activities to complete our preliminary review of the project.

We have included a copy of the following with this letter:

- 1) Preliminary Comment Memorandum from WGM Group.
- 2) Preliminary comment response email from Professional Consultants, Inc. (PCI).
- 3) Revised copies of the Preliminary Grading and Drainage Plan and the Preliminary Plat submitted by PCI in response to our comments.

This review is based on the 2004 version of the AASHTO Geometric Design of Highways and Streets, the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400), and the Ravalli County Subdivision Regulations.

Review of the plans and reports are limited to general conformance with the Ravalli County Subdivision Regulations in place at the time the subdivision application was submitted. This is not a complete or comprehensive review of the design assumptions or conclusions of the design professional who submitted the plans and reports. A final set of construction plans will need to be submitted by the developer for review by the RCRBD prior to beginning construction.

Thank you for the opportunity to work with the Ravalli County Road Department. If you have any questions, please contact our office.



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3021 Palmer • PO Box 16027 • Missoula, MT 59808-6027

Phone: (406)728-4611

Fax: (406)728-2476

www.wgmgroup.com

DATE: April 28, 2006
TO: Becky Weaver, PCI
CC: David Ohnstad, Ravalli County Road & Bridge Department
FROM: Ryan J. Salisbury, P.E.
RE: Reynolds Subdivision Preliminary Review Comments

On behalf of the Ravalli County Road and Bridge Department (RCRBD), our office has completed a review of the preliminary grading and drainage plans and reports submitted by your office. This review memorandum is part of Step 6 on the RCRBD's "Schedule of Activities – Processing & Coordination of Subdivision Projects" form. This review is based upon the Ravalli County subdivision regulations, the 2004 version of the AASHTO Geometric Design of Highways and Streets and the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400).

Based on our review, we have the following comments.

Roadways

- 1) The proposed road width does not allow for on-street parking. "No Parking" sign locations will need to be shown on the final design plans to be installed in accordance with the Manual for Uniform Traffic Control Device. If parking is to be accommodated, a wider road will need to be provided.
- 2) At the intersection of Cooper Lane and Tyra Lea Lane, please call out the radius length for approach returns on the plans to meet AASHTO requirements. See page 585 of AASHTO Ex. 9-19.
- 3) The Project Overview calls out a 22' wide hard surface width road for Tyra Lea Lane, page 4 of the Subdivision Questionnaire calls out a 22' wide travel surface and a 4 foot shoulder, and the Typical Street Section and Schedule for Roadway Design Submittal calls out an 18 foot asphalt surface with 2 foot gravel shoulders. Please make the necessary revisions. The review engineer does not consider gravel shoulders the travel way.

Storm Drainage

- 1) Review engineer realizes the site is exempt from a drainage report per ARM 17-36-310(3), but please address the flow path of the 100-year storm (i.e. gravel soils & percolation into the ground).

Reynolds Subdivision
April 28, 2006
Page 2 of 2

Please respond to these comments as outlined in Step 6 of the "Schedule of Activities – Processing & Coordination of Subdivision Projects" from the RCRBD, or send us notification to submit these comments to the Ravalli County Planning office for submittal with your subdivision application to the Planning Board. Thank you.

From: JustinB [mailto:justinb@pcimontana.com]
Sent: Tuesday, May 02, 2006 2:35 PM
To: Ryan Salisbury
Cc: dohnstad@ravallicounty.mt.gov; Becky W
Subject: Reynolds Lot 1B AP - response to comment letter

Ryan,

In response to your comment letter, I have made the following changes:

1. "No Parking" signs for Tyra Lea Lane have been called out on the grading and drainage plan.
2. At the intersection of Tyra Lea Lane and Cooper Lane, radius lengths of 30' have been called out for the approach returns.
3. Where mentioned in the project overview and subdivision questionnaire the travel way has been revised as 18' wide with 4' gravel shoulders.
4. The following note regarding the 100 year storm was added to the grading and drainage plan: "Although an exemption has been requested for the subdivision, the 100 year storm event has been taken into consideration. Based on the coarse, gravelly soils found on-site, the 100 year storm event would be accommodated via infiltration."

Please call me or Becky Weaver at 728-1880 if you have any questions or need anything else for your review.

Justin Barrett, E.I.

Professional Consultants, Inc.
406.728.1880 phone
406.728.0276 fax

RECEIVED

JUL 13 2006

Ravalli County Planning Dept.

IC-06-07-1109 *AM*

July 12, 2006

Karen Hughes, Director
Ravalli County Planning Department
215 South 4th, Suite F
Hamilton, MT. 59840

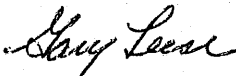
EXHIBIT A-2

Subject: Reynolds Subdivision, Amended Plat of Lot 1B

Dear Karen:

We have reviewed the Reynolds Subdivision, a proposed five lot minor residential subdivision located south of Hamilton between Grantsdale Road and Cooper Lane. We agree with the developer that a cash donation in lieu of parkland dedication is appropriate in this case.

Sincerely,



Gary Leese
Chairman
Ravalli County Parks Commission

Cc: Professional Consultants, Inc.
3115 Russell Street
P.O. Box 1750
Missoula, MT. 59806

RECEIVED

APR 24 2006
1C-06-04-636
Ravalli County Planning Dept.

EXHIBIT A-3



Environmental Health
215 South 4th – Suite D
Hamilton, MT 59840
(406)375-6268 FAX (406)375-2048

MEMORANDUM

TO: Ravalli County Planning Department

FROM: Morgan T. Farrell, R.S., Environmental Health

DATE: 4-24-06

RE: REYNOLD'S SUBDIVISION, LOT 1-B, AP

The Ravalli County Environmental Health Department has received the above-referenced proposal for review. Based on the information provided, the application appears to be sufficient for subdivision review. The Sanitation in Subdivision review will be completed in accordance with the contract with the Department of Environmental Quality. Additional questions or comments may be required based upon the continued review of this file and the content of future submittals.

PCI